

TO THE PUBLIC AND RESIDENTS OF VERNAL CITY:

Notice is hereby given that the **VERNAL CITY PLANNING COMMISSION** will hold a regular meeting on **Tuesday, August 12, 2014 at 7:00 p.m.** in the Vernal City Council Chambers at 374 East Main Street, Vernal, Utah.

AGENDA

A. STANDING BUSINESS

1. Welcome and Designation of Chair and Members
2. Elect Vice Chair
3. Approval of Minutes of June 10, 2014 Regular Meeting
4. Approval of Minutes of June 17, 2014 Special Meeting
5. Approval of Minutes of July 15, 2014 Special Meeting

B. PUBLIC HEARINGS – 7:05 P.M.

1. Request for Recommendation to Consider Amending the Vernal City General Plan & Future Land Use Map – Application No. 2014-018-ORD – Allen Parker
2. Request for Recommendation to Consider a Rezone Request from Vernal City for the Property Located at 231 West 250 North, Vernal, Utah from R-3 Residential Zone to C-2 Commercial Zone – Application No. 2014-019-REZ – Allen Parker
3. Request for Recommendation to Consider a Rezone Request from PEG Development for the Properties Located at 583 West 100 North & 590 West Main Street, Vernal, Utah from R-4 Residential Zone & CC-1 Commercial Zone to CC-1 Commercial Zone – Application No. 2014-016-REZ – Allen Parker
4. Request for Recommendation to Consider Amending the Vernal City Municipal Planning & Zoning Code – Chapters 16.04, 16.20, 16.34, 16.36, 16.38, 16.40, 16.42, 16.44, 16.46 & 16.48 – Group Homes – Ordinance No. 2014-21 – Allen Parker
5. Request for Recommendation to Consider Amending the Vernal City Municipal Planning & Zoning Code – Chapter 16.36 – R-1 Residential Zone – Ordinance No. 2014-22 – Allen Parker
6. Request for Recommendation to Consider a Minor Subdivision Request from PEG Development for the Property Located at 583 West 100 North, Vernal, Utah – Application No. 2014-025-SUB – Allen Parker

C. MASTER SITE PLANS

1. Request for Approval of a Master Site Plan for Brent Pace (Boyer Terra Academy) for the Property Located at 267 South 1700 West, Vernal, Utah – Application No. 2014-022-MSP – Allen Parker
2. Request for Approval of a Master Site Plan for PEG Development (B's Convenience Store) for the Property Located at 583 West 100 North, Vernal, Utah – Application No. 2014-024-MSP – Allen Parker
3. Request for Approval of a Master Site Plan for Dan Moore (Freddy's) for the Property Located at the Vernal Towne Center (Pad J) at 2001 West Highway 40, Vernal, Utah – Application No. 2014-023-MSP – Allen Parker
4. Request for Approval of a Master Site Plan for Shane Smoot (Hampton Inn) for the Property Located at 2195 West Highway 40, Vernal, Utah – Application No. 2014-021-MSP – Allen Parker
5. Request for Approval of a Master Site Plan for B.J. Peters (Ashley Valley Calvary Chapel) for the Property Located at 1213 West 500 North, Vernal, Utah – Application No. 2014-020-MSP – Allen Parker

D. DISCUSSION

1. Conditional Use Public Hearing Requirements – Allen Parker
2. Landscaping (gravel/rock) – Allen Parker
3. Planning Commission Vacancies – Allen Parker
4. General Plan Work Session – Allen Parker

E. ADJOURN